116.0	0004	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	576,700	/	576,700
USE VALUE:	576,700	/	576,700
ASSESSED:	576,700	/	576,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
237		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GODDARD MAUREEN M & CLAIRE
Owner 2:	GODDARD MILDRED I
Owner 3:	
Street 1:	237 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,881 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 1012 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4881.000	180,200		396,500	576,700
Total Card	0.112	180,200		396,500	576,700
Total Parcel	0.112	180,200		396,500	576,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 569.86 | /Parcel: 569.8

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
74591			09/04/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 116.0-0004-0007.0

!9020!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	180,300	0	4,881.	396,500	576,800	576,800	Year End Roll	12/18/2019
2019	101	FV	162,400	0	4,881.	402,200	564,600	564,600	Year End Roll	1/3/2019
2018	101	FV	161,400	0	4,881.	300,200	461,600	461,600	Year End Roll	12/20/2017
2017	101	FV	161,400	0	4,881.	271,900	433,300	433,300	Year End Roll	1/3/2017
2016	101	FV	161,400	0	4,881.	260,600	422,000	422,000	Year End	1/4/2016
2015	101	FV	152,200	0	4,881.	220,900	373,100	373,100	Year End Roll	12/11/2014
2014	101	FV	152,200	0	4,881.	209,600	361,800	361,800	Year End Roll	12/16/2013
2013	101	FV	152,200	0	4,881.	199,400	351,600	351,600		12/13/2012

PRINT

Date	Time
12/10/20	23:32:38

LAST REV

Date	Time
09/27/18	16:50:10

mmcmakin

USER DEFINED

Prior Id # 1:	74591
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9020

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21561-466		11/1/1991		126,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/1999	262	Manual	2,000					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Meas/Inspect	372	PATRIOT
11/14/2000	Hearing Chag	189	PATRIOT
4/19/2000	Inspected	264	PATRIOT
2/11/2000	Measured	263	PATRIOT
9/2/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4881		Sq. Ft.	Site		0	70.	1.16	5									396,501						396,500	

Total AC/HA:	0.11205	Total SF/SM:	4881	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	396,501	Spl Credit		Total:	396,500

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	11 - Asphalt	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

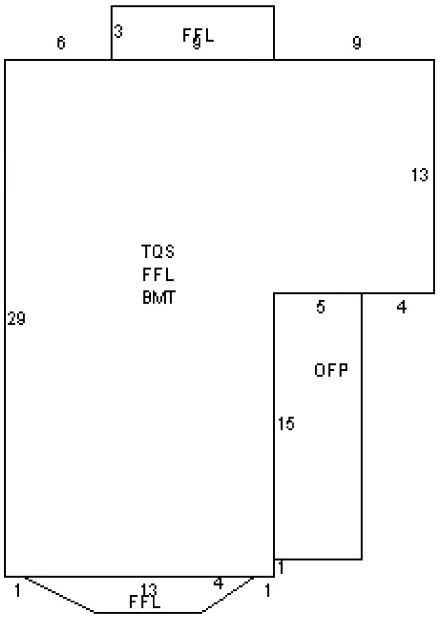
Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98396158
Adj $ / SQ:	172.685
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	261195
Depreciation:	80971
Depreciated Total:	180225

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.69
Special Features:	0	Val/Su Net:	109.95
Final Total:	180200	Val/Su SzAd	178.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	598	172.690	103,266
BMT	Basement	552	51.810	28,597
TQS	3/4 Story	414	172.690	71,492
OFP	Open Porch	75	37.880	2,841

Net Sketched Area:	1,639			Total:	206,196
Size Ad	1012	Gross Are	1777	FinArea	1012

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	